

2024-008732

Klamath County, Oregon

After recording return to:

Milton E. Gifford, P.C.

P.O. Box 247

Cottage Grove, OR 97424

Until a change is requested, all tax statements  
shall be sent to the following address:

KIRK M. DENHAM and

RHONDA C. DENHAM, trustees

85332 Edenvale Rd.

Pleasant Hill, OR 97455



00334292202400087320020029

10/07/2024 03:33:02 PM

Fee: \$87.00

## WARRANTY DEED

KIRK DENHAM, and RHONDA DENHAM, 85332 Edenvale Rd., Pleasant Hill, OR 97455, Grantors convey and warrant to KIRK M. DENHAM and RHONDA C. DENHAM, trustees or their successors in trust under the KIRK M. DENHAM & RHONDA C. DENHAM LIVING TRUST, dated October 2, 2024, 85332 Edenvale Rd., Pleasant Hill, OR 97455, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

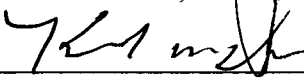
See Exhibit "A" attached hereto.

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Date this October 2, 2024.

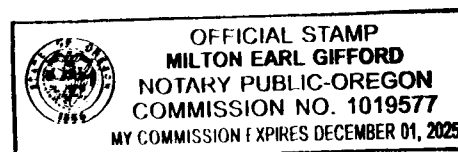
  
KIRK DENHAM

  
RHONDA DENHAM

STATE OF OREGON, County of Lane ) ss.

Personally appeared the above named KIRK DENHAM and RHONDA DENHAM, and acknowledged the foregoing instrument to be their voluntary act and deed this October 2, 2024.

Before me:   
Notary Public for Oregon



**Exhibit "A"**

**Parcel 1:**

Lot 8 in Block 13 Tract No. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (APN: R163682)

**Parcel 2:**

Lot 9 in Block 13, Tract 1042 - TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (APN: R163673)